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**S-4239**  
**CHAPELGATE PARK, REPLAT OF OUTLOTS A AND B**  
**Major-Preliminary Plat**

**STAFF REPORT**  
**May 12, 2011**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, Chapelgate Senior LP (represented by David Gilman) is seeking primary approval for a two lot replat in the north half of the existing multi-family subdivision (apartment complex). The replat will modify Outlot B into a new buildable lot creating a site for a 35-unit L-shaped structure. The 6.0 acre site is located on the south side of US 52, just west of Klondike Road, in Wabash 3(SE)23-5.

**AREA ZONING PATTERNS:**

Until recently, the subject outlots were mostly zoned Flood Plain, with a small area of R3 at the east end. After filling and certifying per UZO requirements, the developer has brought a 0.642-acre area out of the FP adding the needed R3 zoned land to proceed with this subdivision application. GB zoning abuts on the east. To the north, across US 52, are FP, R1 and more GB zoning. Adjoining on the south is R3, and to the west is additional FP zoning.

**AREA LAND USE PATTERNS:**

Chapelgate Park was platted at the end of 2008. Within a year, all six buildings in the 80-unit apartment complex were ready for occupancy. The site is mostly open, with existing detention ponds and a newly constructed retaining wall that runs along the north and west sides of new Lot 2. Some existing vegetation still borders Indian Creek through the northwest corner of the site. Residential lots and outlots in Blackthorne Subdivision and Planned Development are located to the west and southwest. A number of small businesses, along Klondike Road, adjoin to the east and southeast. Farther east are the Klondike elementary and middle schools. To the north, across US 52, are a few residences and a golf course. Farther south, are some wooded properties.

**TRAFFIC AND TRANSPORTATION:**

The *Thoroughfare Plan* classifies US 52 as a divided primary arterial. All necessary right-of-way is in place. A "No Vehicular Access" restriction was platted along the US 52 right-of-way on the 2008 final plat, which will remain. Access to Chapelgate Park is through the public street system in Blackthorne Subdivision/Planned Development. The private Chapelgate Drive extends over 600-ft. from Peridia Drive (public) to the apartment complex.

Chapelgate Park was initially built with a total of 209 parking spaces, well over the

required 160 spaces needed for 80 units (2 spaces per unit). The 35-unit building on new Lot 2 will have enough space around it for 35 additional parking spaces. An off-site easement (on adjoining Lot 1) will be recorded encompassing the remaining 35 required spaces for Lot 2 from the Lot 1 surplus.

#### **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

An American Suburban Utilities sanitary sewer main in a 40-ft. wide easement runs north-south nearly in the middle of Outlot A. A new main will be extended from this to serve Lot 2. Water laterals will tie into an existing Indiana American water main located along the east boundary line. On-site stormwater will be collected in a system of storm sewers that will feed into the existing detention pond.

#### **CONFORMANCE WITH UZO REQUIREMENTS:**

The new building is set back adequately from the new FP boundary and lot lines, however none of the setback lines are shown. These will need to be platted as required. A 20-ft. wide Type C bufferyard is required along the east boundary and will need to be shown in the construction plans. There is room on Lot 2 for half (10-ft.) of the bufferyard, and it is staff's understanding that the other half will be provided for on the neighboring property.

#### **IMPROVEMENTS AND PERFORMANCE BOND:**

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

#### **STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**CONSTRUCTION PLANS** – The following items shall be part of the Construction Plans application and approval:

1. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. Indiana American Water Company, Inc. shall approve the water plans.
3. The fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the water company in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe

County Drainage Board as required by Tippecanoe County Ordinance #2005-04-CM.

5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
7. The required bufferyard(s) shall be shown with the standard plant unit details. The bufferyard(s) shall be installed as part of required public improvements.
8. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

9. The off-site parking easement shall be recorded and referenced on the final plat.
10. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
11. All required building setbacks shall be platted.
12. The Regulatory Flood Elevation and Boundary for the FP zone shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-26-17.
13. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

14. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
15. The purpose, ownership and maintenance of the Outlot A shall be specified.